116.0	0006	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	653,500 /	653,500
					USE VALUE:	653,500 /	653,500
					ASSESSED:	653,500 /	653,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
234		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	APPRILLE THOMAS & JACKLYN	
Owner 2:	TRUSTEES/J & T FAMILY TRUST	
Owner 3:		
Street 1:	234 FOREST ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,394 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5394.000	245,300	900	407,300	653,500
Total Card	0.124	245,300	900	407,300	653,500
Total Parcel	0.124	245,300	900	407,300	653,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.24 | /Parcel: 486.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 74804

GIS Ref

GIS Ref

Insp Date 09/27/18

!9043!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	245,500	900	5,394.	407,300	653,700	653,700	Year End Roll	12/18/2019
2019	101	FV	204,800	900	5,394.	413,100	618,800	618,800	Year End Roll	1/3/2019
2018	101	FV	211,300	600	5,394.	308,400	520,300	520,300	Year End Roll	12/20/2017
2017	101	FV	211,300	600	5,394.	279,300	491,200	491,200	Year End Roll	1/3/2017
2016	101	FV	211,300	600	5,394.	267,600	479,500	479,500	Year End	1/4/2016
2015	101	FV	199,900	600	5,394.	226,900	427,400	427,400	Year End Roll	12/11/2014
2014	101	FV	199,900	600	5,394.	215,300	415,800	415,800	Year End Roll	12/16/2013
2013	101	FV	199,900	600	5,394.	204,800	405,300	405,300		12/13/2012

PRINT

Date	Time
12/10/20	23:33:50

LAST REV

Date	Time
10/09/18	09:51:09
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9043

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
APPRILLE THOMAS	1210-172		9/7/1999	Convenience		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/16/2016	1136	Re-Roof	7,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	Inspected	CC	Chris C
9/4/2018	MEAS&NOTICE	BS	Barbara S
12/4/2008	Meas/Inspect	372	PATRIOT
4/11/2000	Inspected	276	PATRIOT
2/9/2000	Measured	263	PATRIOT
9/2/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74804
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5394		Sq. Ft.	Site		0	70.	1.08	5									407,273						407,300	

Total AC/HA: 0.12383 | Total SF/SM: 5394 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 407,273 | Spl Credit | Total: 407,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	80000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355570
Depreciation:	110227
Depreciated Total:	245343

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

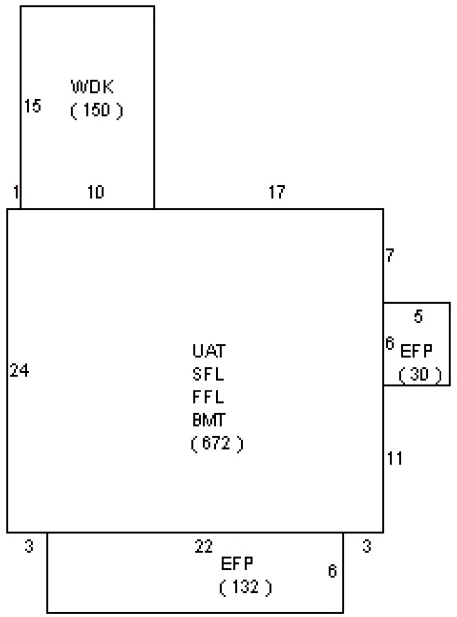
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	98.28
Final Total:	245300	Val/Su SzAd	182.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	49.610	33,340
FFL	First Floor	672	165.380	111,132
SFL	Second Floor	672	165.380	111,132
UAT	Upper Attic	168	66.150	11,113
EFP	Enclos Porch	162	43.150	6,990
WDK	Deck	150	12.410	1,862

Net Sketched Area:	2,496			Total:	275,569
Size Ad	1344	Gross Are	3000	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	19X25	A	AV	1940	3.04	T	40.8	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900